

02/17/89

ORDINANCE NO. 20222

An ordinance amending CHAPTER 51, "PART I OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, by changing the zoning classification on the following described property, to-wit:

Being a tract of land in City Block 63, fronting 150 feet on the south line of Commerce Street, beginning at a point approximately 300 feet east of the east line of Griffin Street, and containing 0.72 acres of land,

From a CA-1-SP Central Area District to a CA-1-SP-H/43 Central Area District with Historic Overlay District No. 43; establishing new Historic Overlay District No. 43 (Santa Fe Building No. 1) and providing procedures, regulations, and preservation criteria pertaining to that district; providing a penalty not to exceed \$2000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the applicable ordinances of the city, have given the required notices and have held the required public hearings regarding the rezoning of the property hereinafter described; and

WHEREAS, the city council finds that it is in the public interest to grant this change in zoning; Now, Therefore,

CHECKED BY

JCK

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That CHAPTER 51, "PART I OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended by changing the zoning classification from a CA-1-SP Central Area District to a CA-1-SP-H/43 Central Area District with Historic Overlay District No. 43, on the following described property ("the Property"), to wit:

BEING a tract of land in City Block 63 and further described as follows:

BEGINNING at a point on the south line of Commerce Street, said point being approximately 300 feet east of the east line of Griffin Street;

THENCE in an easterly direction along the south line of Commerce Street, a distance of 150 feet to a point for corner on a line perpendicular to the south line of Commerce Street;

THENCE in a southerly direction along said line, a distance of 169 feet to a point for corner on a line, said line being 169 feet south of and parallel to the south line of Commerce Street;

THENCE in a westerly direction along said line, a distance of 1.4 feet to a point for corner on a line, said line being perpendicular to the north line of Jackson Street;

THENCE in a southerly direction along said line, a distance of 31 feet to a point for corner on the north line of Jackson Street;

THENCE in a westerly direction along the north line of Jackson Street, a distance of 164 feet to a point for corner on a line, said line being perpendicular to the north line of Jackson Street;

THENCE in a northerly direction along said line, a distance of 100 feet to a point for corner on a line, said line being 100 feet north of and parallel to the north line of Jackson Street;

THENCE in an easterly direction along said line, a distance of 15 feet to a point for corner on a line, said line being perpendicular to the south line of Commerce Street;

THENCE in a northerly direction along said line, a distance of 100 feet to a point on the south line of Commerce Street, the PLACE OF BEGINNING, and containing approximately 0.72 acres of land.

SECTION 2. That a person shall not make alterations to the Property without first obtaining a certificate of appropriateness in accordance with the Dallas Development Code, as amended, and this ordinance. All alterations to the Property must comply with the preservation criteria attached to and made a part of this ordinance as Exhibit A.

SECTION 3. That the building official shall not issue a building permit or a certificate of occupancy for a use on the Property until there has been full compliance with this ordinance, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the City of Dallas.

SECTION 4. That the director of planning and development shall correct Zoning District Map No. J-7 in the offices of the city secretary, the building official, and the department of planning and development to reflect the changes in zoning made by this ordinance.

SECTION 5. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2000. In addition to punishment by fine, the city may, in accordance with state law, provide civil penalties for a violation of this ordinance, and institute any appropriate action or proceedings to prevent, restrain, correct, or abate the unlawful erection, construction, reconstruction, alteration, repair, conversion, or maintenance of a building, structure, or land on the Property.

SECTION 6. That CHAPTER 51, "PART I OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of CHAPTER 1 of the Dallas City Code, as amended.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so ordained.

APPROVED AS TO FORM:

ANALESIE MUNCY, City Attorney

By Angela M. Owen
Assistant City Attorney

Passed FEB 22 1989

Zoning File No. 2889-126/8496-N

8477J

EXHIBIT A

Preservation Criteria: Santa Fe Building No. 1

Renovations, repairs, new construction, and maintenance to the building and site must conform to the following guidelines and be approved through the Certificate of Appropriateness process.

Preservation and restoration materials and methods must conform to those defined by the Preservation Briefs published by the United States Department of the Interior as listed herein unless specifically noted otherwise in these Criteria.

1. Site and Site Elements

- 1.1 The existing 20-story office tower and the attached 10-story warehouse building must be preserved and maintained as described in these Criteria.
- 1.2 No new construction may exceed the height of the roof of the office tower.
- 1.3 New construction is limited to the vertical extension of the existing 10-story warehouse building.
- 1.4 Any new construction must conform to all appropriate City of Dallas codes and zoning regulations including, but not limited to, floor area ratios and off-street parking requirements.
- 1.5 Landscaping and exterior lighting must enhance the structure and surroundings without obscuring significant views of the building or from the building.
- 1.6 Public and Right-of-Way Improvements shall be reviewed and approved through the Certificate of Appropriateness process prior to the commencement of work.
- 1.7 The existing historic skybridge must be maintained and preserved, using materials and finishes that are consistent with existing, although it may be enclosed with clear glazing in areas that were originally open, subject to the Certificate of Appropriateness process. If the connecting building is demolished, thereby making the structural feasibility of the bridge impractical, the bridge may be removed in accordance with the Certificate of Appropriateness process.

2. Facades

- 2.1 Protected Facades: The Commerce and Jackson Street facades and the east facade must be protected and all renovation, and restoration, and maintenance shall conform to the following guidelines:

Surface Materials:

- 2.2 Any reconstruction, renovation, or repair of the opaque elements of the building facades must use materials similar to the original materials in texture, color, pattern and module size if practicable.
- 2.3 Brick must match in color, texture, module size, bond pattern and mortar color. Original face brick must not be painted.
- 2.4 Masonry cleaning must be accomplished in accordance with Department of Interior standards. Sandblasting or other mechanical abrasive cleaning processes is not permitted.
- 2.5 Cast stone and concrete elements may be renovated or repaired only with materials similar in size, grain, texture and color to the original materials.
- 2.6 Existing historic finish materials must be uncovered and restored wherever practicable.
- 2.7 Color of original materials must be preserved and maintained whenever practicable. Paint and other color schemes for non-masonry elements should be based upon any available documentation as to original conditions and must be reviewed through the Certificate of Appropriateness process.

Embellishments and Detailing:

- 2.8 The existing facade clock must be preserved and maintained, and if practicable, placed in good working order.

Fenestrations and Openings

- 2.9 Existing historic door and window openings must remain intact and be preserved and renovated as much as practicable. Where replacement is proposed, doors and windows must express mullion size and lite

configuration to match their original historic appearance. Replacement of windows and doors which have been altered and no longer match the historic appearance is strongly recommended. It is desirable that the doors and windows be consistent with the original, historic design. Repair or replacement of existing tinted glass is permitted but future renovations requiring total replacement of doors and windows on any one facade must comply with these guidelines.

2.10 New door and window openings are permitted where there is evidence that original, historic openings have been infilled with other material.

2.11 Refer to Secretary of the Interior Standards for acceptable techniques to improve the energy efficiency of historic fenestrations.

Non-Protected Facades:

2.12 Non-Protected facades are encouraged to maintain existing symmetry and solid-to-void ratios as much as is practicable. All additions and alterations must be architecturally sensitive and appropriate for the overall design of the existing building.

3. Roof

3.1 The slope, massing, configuration and materials of the roof must be preserved and maintained. Existing parapets, cornices and copings must be retained and repaired or replaced with material that matches them in size, finish, module and color.

3.2 Existing barrel vault roof must be preserved and maintained.

3.3 New vertical extensions are permitted only on the 10-story warehouse building described in Section 1.

3.4 Mechanical equipment must be screened from view. Equipment screen material and methods must be compatible with the existing roof as determined through the Certificate of Appropriateness process.

4. New Construction

4.1 New construction is limited to those areas of the site defined in Section 1.

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- 4.2 Height limits as set forth in Section 1 of these criteria must be adhered to.
 - 4.3 New construction must be of appropriate massing, shape, materials, detailing, color and have appropriate and complementary fenestration patterns and solids-to-voids ratio.
 - 4.4 New construction and connections between new and existing construction must be in accordance with the standards of the Secretary of the Interior so that new construction is clearly discernible from the existing historic structures.
 - 4.5 Where an existing facade abuts new construction, a clear definition of the transition between new and existing construction must be maintained. Existing friezes, cornices and parapets must be preserved and maintained where they abut new construction.

5. Signage

- 5.1 All signs must be compatible with the architectural qualities of the original structure and must be approved by the Landmark Commission and conform to appropriate city codes prior to the issuance of a sign permit.

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..SUP

ROSS

PACIFIC

GRIFIN

ELM

ELM

CA-1-CP
H/2

CA-1-CP

CA-1-CP
H/2

CA
H/2

MAIN

ST. MAIN

CA-1-CP
H/2

CA-1-CP
H/2

ST.

COMMERCE 150

186

COMMERCE

ROSS

LAMAR

JACKSON

ST. JACKSON

CA-1-CP
H/2

CA-1-SP
H/2

CA-1-SP
H/6

STREET

JACKSON

WOOD

WOOD

MARILL

CA-1-SP

89